Cross Creek
Community Development District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817.
Phone: 407-723-5900, Fax: 407-723-5901
www.crosscreekcdd.org

The meeting of the Board of Supervisors for the **Cross Creek Community Development District** will be held **Tuesday, October 20, 2026, at 10:00 a.m. at 4000 Creekside Park Dr, Parrish, Florida 34219 (Amenity Center).** The agenda is as follows:

ATTENDEES: Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Please use the following information to attend the telephone conference:
Conference Call: 1-844-621-3956 **Meeting number (access code): 2538 286 6774**
Join online: https://pfmcdd.webex.com/meet/ripollv

BOARD OF SUPERVISORS' MEETING AGENDA

Organizational Matters

- **Call to Order/Roll Call**
- **Public Comment Period** *(where members of the public desiring to speak on a specific agenda item may address the Board, limited to 3 minutes per person)*

Administrative Matter

1. Review and Consideration of August 18, 2026:
   - Board of Supervisors Meeting Minutes
   - Auditor Selection Committee Meeting Minutes
2. Consideration of **Resolution 2027-01, Adopting Goals, Objective, and Performance Measures and Standards FY27**

Old Business Matters

3. Discussion of Board Members Projected Project Expenses
4. Discussion to Engage Outside Counsel (Medallion)
5. Review and Consideration of Security Proposals *(provided under separate cover)*
6. Consideration of the Playground Padding Installation Proposal with *Grants Garden*
7. Consideration of Paver Repair Quote Around the Pool
8. Discussion of Golf Course Road Entrance Monuments
9. Discussion of Old Street Light Removal Proposal

New Business Matters

10. Consideration of the Fiscal Year 2026 Auditor Engagement Letter with Grau & Associates
11. Consideration of Resolution 2027-02,Records Retention Policy
12. Ratification of Electric Stike Repair Proposal with Envera

pfm

13. Ratification of Payment Authorization Nos. 352 – 363
14. Review of District Financial Statements

Staff Reports

- District Counsel: *Persson, Cohen, Mooney, Fernandez & Jackson, P.A.*
- District Manager: *PFM Management Services LLC*
    - Next Meeting- November 17, 2026
    - FY 2026 Goals and Objectives

Supervisor Requests & Comments

Adjournment

CROSS CREEK
COMMUNITY DEVELOPMENT DISTRICT

Review and Consideration of August 18, 2026:

- Board of Supervisors Meeting Minutes
- Auditor Selection Committee Meeting Minutes

MINUTES OF MEETING

CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING
Tuesday, August 18, 2026, at 10:00 a.m.
4000 Creekside Park Dr.
Parrish, FL, 34219

Board Members Present were:

Lianna Litwin	Chairperson
Bruce Stolarz	Vice Chairperson
John Free	Assistant Secretary
Mike DiPhilippo	Assistant Secretary

Also present were:

Venessa Ripoll	District Manager - PFM
Gazmin Kerr	Assistant District Manager – PFM
Jennifer Glasgow	District Accountant – PFM - Via phone
Andy Cohen	District Counsel – Persson, Cohen & Mooney, P.A.
Chris Berry	Grants Garden

Various Residents in audience and via phone

FIRST ORDER OF BUSINESS **Organizational Matters**

Call to Order and Roll Call

Ms. Ripoll called the meeting to order at 10:11 a.m. and confirmed quorum.

Public Comment Period

A resident commented on the success of the little library.

A resident noted that the backflow is leaking by the amenity center and a support bracket is broken off.

SECOND ORDER OF BUSINESS **Administrative Matters**

Review and Consideration of May 19, 2026:

- **Board of Supervisors Meeting Minutes**

- **Auditor Selection Committee Meeting Minutes**

The Board reviewed the minutes.

> On MOTION by Mr. Stolarz, seconded by Ms. Litwin, with all in favor, the Board accepted the minutes of the May 19, 2026, Board of Supervisors' meeting and the minutes of the May 19, 2026, Auditor Selection Committee Meeting.

THIRD ORDER OF BUSINESS **Business Matters**

Discussion of Board Members Projected Project Expenses

Mr. Stolarz noted that the District received a quote for the playground. He noted the paver installation was paid in the amount of $22,043.45.

Mr. Stolarz received an invoice for the refburishment of the kiddie slide/steps in the amount of $8,775.00. He expressed concerns with the quality of work received.

Ms. Litwin asked for clarification on the basketball court repair noted on the expense list.

There was a brief discussion reagrding the prioity items on the list that include price.

Consideration of the Playground Padding Installation Proposal with Grants Garden

Ms. Litwin noted this is a priority. She gave an overview of the condition of the playground and updated the Board on what's currently being worked on.

Mr. Berry discussed the proposal on the astroturf installation.

The Board agreed to create a current project sheet that helps track who's working on current projects and the progress.

Ms. Glasgow reviewed the current budget with the board.

This item was tabled until Fiscal Year 2027.

Discussion to Engage Outside Counsel (Medallion)

Ms. Litwin noted that Mr. Joe Herbert will review the history and will discuss with the Board how to move forward at the next meeting.

Mr. Stolarz stated he submitted a complaint to the county to have the county contact the owner to maintain the area.

Consideration of the Recommendation of the Auditor Selection Committee

Ms. Ripoll asked the Supervisors for a motion for the Committees recommendation.

> On MOTION by Ms. Litwin, seconded by Mr. Free, with all in favor, the Board approved the recommendation of the Auditor Selection Committee to rank Grau & Associates as the number 1 proposer, Berger, Toombs, Elam, Gaines & Frank as Number 2, and McIntosh CPA as Number 3.

Discussion of Letter of Service from Advanced Aquatics Service

Ms. Ripoll noted the letter received from Advanced Aquatics stated that they no longer wish to provide pond maintenance services.

> On MOTION by Ms. Litwin, seconded by Mr. Stolarz, with all in favor, the Board accepted the letter of resignation from Advanced Aquatics Services.

Review and Consideration of Aquatics Agreement with:

- **Florida Aquatics Solutions**
- **Pond Professional, LLC**

Ms. Ripoll reviewed the proposals with the Board.

The Board briefly discussed the vendor options.

Ms. Litwin suggestion the possibility of installing aerators in the ponds within the next five years.

On MOTION by Ms. Litwin, seconded by Mr. Free, with all in favor, the Board accepted the proposal with Pond Professional, LLC subject to preparation to a contract.

Public Hearing on Adoption of Fiscal Year 2026/2027 Budget

- **Public Comments**
- **Board Comments**
- **Consideration of Resolution 2026-05, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027**

On MOTION by Mr. Stolarz, seconded by Mr. DiPhilippo, with all in favor, the Board opened the Public Hearing.

There were no public comments.

Mr. Stolarz requested taking $5,000 out of the budget for electricity.

Ms. Ripoll went line by line to review the budget and increases with the Board.

The Board agreed to decrease electricity to $28,000.00 and to add the difference to the Major repair and replacements line item.

The Board discussed the cost of supplies for janitorial and agreed to increase the budget to $16,000.00.

The Board agreed to decrease the budget for lake maintenance $18,000 and move the difference to janitorial.

There was brief discussion regarding the services provided by the current Pest control vendor.

On MOTION by Ms. Litwin, seconded by Mr. DiPhilippo, with all in favor, the Board closed the Public Hearing.

On MOTION by Mr. Stolarz seconded by Ms. Litwin, with all in favor, the Board approved Resolution 2025-05, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027.

Public Hearing on the Imposition of Operation and Maintenance Assessments

- **Public Comments**
- **Board Comments**
- **Consideration of Resolution 2026-06, Imposing Operating and Maintenance Assessments and Certifying an Assessment Roll**

On MOTION by Mr. Stolarz, seconded by Mr. DiPhilippo, with all in favor, the Board approved Resolution 2026-06, Imposing Operating and Maintenance Assessments and Certifying an Assessment Roll.

Consideration of Resolution 2026-07, Adopting the Annual Meeting Schedule for Fiscal Year 2026-2027

Ms. Ripoll reviewed the meeting schedule and location.

On MOTION by Mr. Free, seconded by Mr. DiPhilippo, with all in favor, the Board approved Resolution 2026-07, Adopting the Annual Meeting Schedule for Fiscal Year 2026-2027 on the third Tuesday of the month at the Cross Creek CDD Amenity Center 4000 Creekside Park Dr, Parrish, FL 34219.

Review and Consideration of

Security Proposals

Ms. Litwin met with Sarasota Gates and noted the company does not have someone who monitors the cameras.

The Board discussed security issues.

Consideration of Paver Repair Quote around the Pool

This item was tabled.

Review and Acceptance of the Series 2016 A&B Arbitrage Rebate Report with GNP Services

Ms. Ripoll noted the next report is due in 2031.

On MOTION by Mr. Stolarz, seconded by Ms. Litwin, with all in favor, the Board accepted Series 2016 A&B Arbitrage Rebate Report with GNP Services.

Discussion of Golf Course Road Entrance Monuments

Mr. Stolarz noted a resident asked about irrigation at the monument.

Ms. Litwin gave an explanation about the possible expansion of the area.

Ms. Litwin noted the conditions of the monument.

This item was tabled.

Discussion of Old Street Light Removal Proposal

Ms. Rispoll noted the receipt of a proposal to remove the street lights and replace with Solar lighting.

This item was tabled.

Ratification of Payment Authorization Nos. 345-351

Ms. Ripoll noted these Payment Authorizations have been previously approved and are solely for ratification.

> On MOTION by Mr. Stolarz, seconded by Mr. DiPhilippo, with all in favor, the Board ratified Payment Authorization Nos. 345-351.

Review of Districts Financials

The Board reviewed the District Financials through July 2026.

> On MOTION by Mr. Stolarz, seconded by Mr. Free, with all in favor, the Board accepted the July 2026 District Financials.

FOURTH ORDER OF BUSINESS **Other Business**

Staff Reports

District Counsel- No report.

District Manager- Ms. Ripoll noted the next meeting is scheduled for September 15, 2026.

FIFTH ORDER OF BUSINESS **Supervisor Requests and Audience Comments**

Ms. Litwin noted the swings have all been replaced. The nets on the basketball hoops have been replaced with chains. The lounge chairs have been rebuilt. The gate closures have been fixed and the women and men's bathroom doors have been fixed.

Ms. Litwin updated the Board on repair items currently in process. An auto stop needs to be added to the shower. Both bathrooms will be re- painted and mesh fencing placed around the pool equipment area. The park bench at the playground is rusted and needs to be replaced and alarms are needed for gates.
Ms. Litwin noted that the firepit was going to be replaced; however, it will now be refurbished into a table surface with chairs around it.

Mr. Stolarz discussed the pavers and Ms. Litwin noted that a repair is all that is needed.

SIXTH ORDER OF BUSINESS **Adjournment**

Ms. Ripoll requested a motion to adjourn the meeting.

On MOTION by Mr. Free, seconded by Mr. DiPhilippo, with all in favor, the Board adjourned the August 18, 2026, Board of Supervisors' Meeting for Cross Creek Community Development District at 12:08 p.m.

_____ _____

Secretary/Assistant Secretary Chairperson/ Vice Chairperson

MINUTES OF MEETING

CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT
AUDITOR SELECTION COMMITEE MEETING
Tuesday, August 18, 2026, at 10:00 a.m.
4000 Creekside Park Dr.
Parrish, FL, 34219

Board Members Present were:

Lianna Litwin	Committee Member
Bruce Stolarz	Committee Member
John Free	Committee Member
Mike DiPhilippo	Committee Member

Also present were:

Venessa Ripoll	District Manager - PFM
Gazmin Kerr	Assistant District Manager – PFM
Jennifer Glasgow	District Accountant – PFM - Via phone
Andy Cohen	District Counsel – Persson, Cohen & Mooney, P.A.
Chris Berry	Grants Garden

FIRST ORDER OF BUSINESS **Call to Order and Roll Call**

Ms. Ripoll called the meeting to order at 10:02 a.m. and confirmed quorum.

Public Comment Period

No Public Comments.

SECOND ORDER OF BUSINESS **Review of Auditing Services Proposal (s)**

a. **Grau & Associates**
b. **McIntosh CPA**
c. **Berger, Toombs, Elam, Gaines & Frank**

Ms. Ripoll reviewed the proposals and recommended rankings with the Committee.

The Committee briefly discussion the Proposals.

On MOTION by Ms. Litwin, seconded by Mr. Free, with all in favor, the Committee approved the rankings with Grau & Associates as the Number 1 proposer, Berger, Toombs, Elam, Gaines & Frank as Number 2, and McIntosh CPA as Number 3.

THIRD ORDER OF BUSINESS **Adjournment**

Ms. Ripoll requested a motion to adjourn the meeting.

On MOTION by Ms. Litwin, seconded by Mr. Free, with all in favor, the Committee adjourned the August 18, 2026, Auditor Selection Committee Meeting for Cross Creek Community Development District at 10:10 a.m.

_____ _____

Secretary/Assistant Secretary Chairperson/ Vice Chairperson

CROSS CREEK
COMMUNITY DEVELOPMENT DISTRICT

Consideration of Resolution 2027-01,
Adopting Goals, Objective, and Performance
Measures and Standards FY27

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Cross Creek Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida ("HB 7013") and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2025, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District's achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A.** The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District's success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 20TH day of OCTOBER, 2026.

ATTEST:	**CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT**
Secretary/Assistant Secretary	Chairman, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A:
Goals, Objectives and Annual Reporting Form

Performance Measures/Standards &
Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.
Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of three board meetings were held during the Fiscal Year.
Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.
Standard: 100% of meetings were advertised with 7 days notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).
Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management.
Achieved: Yes ☐ No ☐

2. Financial Transparency and Accountability

Goal 2.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.
Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.
Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.
Achieved: Yes ☐ No ☐

Goal 2.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 2.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____ Date:_____

Print Name:_____

District Manager:_____ Date:_____

Print Name:_____

CROSS CREEK
COMMUNITY DEVELOPMENT DISTRICT

Discussion of Board Members Projected
Project Expenses

Cross Creek CDD Projects							
as of Sept 2026							
		Projected					
Description	Priority	Amount	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Approved Budget			**128,497.50**	**106,201.60**	**100,000.00**	**90,000.00**	**80,000.00**
Remaining Budget			**$ (297.41)**	**$ 12,026.85**	**$ 37,400.00**	**$ 69,413.23**	**$ 3,289.34**
Safe Touch/Similar Security Comp. Cameras, Gates, etc.		27,097.75	0.00	27,097.75	0.00	0.00	0.00
Softroc Playground Park Surfacing Mat'l Amenity Center		20,586.77	0.00	0.00	0.00	20,586.77	0.00
Rocks - Hagood's Landscaping LLC		15,028.25	7,679.55	0.00	0.00	0.00	0.00
Playground Equip Replacement Amenity Center (EST.)		25,000.00		0.00	0.00	0.00	25,000.00
Playground Equip Refurb Kiddie Slide at Rye Grass Loop		8,775.00	**8,775.00**	0.00	0.00	0.00	0.00
Swing Set Rye Grass Loop Refurbish (Grind, Paint (EST.)		5,000.00	0.00	5,000.00	0.00	0.00	0.00
Pool Slide Repair Cost - Vermana		55,195.00	27,597.50	0.00	0.00	0.00	0.00
Pool Slide Replace Frame 10 - Vermana (Fabr, Weld, Bolt)		5,800.00	**5,800.00**	0.00	0.00	0.00	0.00
Mulch - LMP Outside Amenity Center Areas, etc.		7,700.00	7,700.00	0.00	0.00	0.00	0.00
Street Lighting - Fonroche Lighting (5 Solar Lights)		25,293.00	12,646.50	0.00	0.00	0.00	0.00
Street Lighting - Electric Company (5 Solar Lights Install)		3,425.00	3,425.00	0.00	0.00	0.00	0.00
Pavers - Billingsley (Non Amenity Center Pres Wash, Seal)		22,882.52	22,882.52	0.00	0.00	0.00	0.00
Pavers - Billingsley (Amenity Center Pres Wash, Seal)		20,043.45	20,043.45	0.00	0.00	0.00	0.00
Landscaping - Golf Course Road Entrance Way (EST.)		51,710.66	0.00	0.00	0.00	0.00	51,710.66
Aeration System - Advanced Aquatics (Pond # 5 Electrical)		12,300.00	0.00	0.00	12,300.00	0.00	0.00
Aeration System - Electrician (Pond 5 Elect Hookup (EST.)		6,000.00	0.00	0.00	6,000.00	0.00	0.00
Aeration System - Advanced Aquatics (Pond # 3 Solar)		16,100.00	0.00	0.00	16,100.00	0.00	0.00
Aeration System - Advanced Aquatics (Pond # 10 Solar)		14,600.00	0.00	0.00	14,600.00	0.00	0.00
Aeration System - Advanced Aquatics (Pond # 8 Solar)		13,600.00	0.00	0.00	13,600.00	0.00	0.00
Bandu LLC - Repair Pool Slide Pump, etc.		7,245.39	7,245.39	0.00	0.00	0.00	0.00
Rocks Splash Pad/Remove Dead Trees (In Process (EST.)		5,000.00	**5,000.00**	0.00	0.00	0.00	0.00
Surfacing Kiddie Playground w/Mat'l and Add Drainage		39,077.00	0.00	39,077.00	0.00	0.00	0.00
Paint Amenity Center & Restrooms		**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Paint Amenity Center Exterior		**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Paint Splash Pad/Pool Walk In/Fiberglass Repair (EST.)		**8,000.00**	**0.00**	**8,000.00**	**0.00**	**0.00**	**0.00**
Replace/Remove Amenity Center Plants, Shrubs (EST.)		**5,000.00**	**0.00**	**5,000.00**	**0.00**	**0.00**	**0.00**
Sidewalk Repair Amenity Center		**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
Removal Original Street Electrical Lights		10,000.00	0.00	10,000.00	0.00	0.00	0.00

Cross Creek CDD Projects							
as of Sept 2026							
		Projected					
Description	Priority	Amount	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Approved Budget			128,497.50	106,201.60	100,000.00	90,000.00	80,000.00
Remaining Budget			$ (297.41)	$ 12,026.85	$ 37,400.00	$ 69,413.23	$ 3,289.34
Bandu LLC - Add Drainage Pipe to Reduce Water Pooling		0.00	0.00	0.00	0.00	0.00	0.00
Totals		$ 430,459.79	$ 128,794.91	$ 94,174.75	$ 62,600.00	$ 20,586.77	$ 76,710.66
Note - Projects Do Not Include Yealy Maintenance Expenses if Applicable.							

CROSS CREEK
COMMUNITY DEVELOPMENT DISTRICT

Discussion to Engage Outside Counsel
(Medallion)

CROSS CREEK
COMMUNITY DEVELOPMENT DISTRICT

Review and Consideration of Security Proposals
(provided under separate cover)

CROSS CREEK
COMMUNITY DEVELOPMENT DISTRICT

Consideration of the Playground Padding Installation Proposal with *Grants Garden*

GRANT'S GARDENS

ESTIMATE

Grant's Gardens
Sarasota FL 34234 US

DATE	DUE	ESTIMATE #
6/15/2026	7/15/2026	109774

BILL TO
Cross Creek CDD
C/O PFM Group Consulting, LLC
12051 Corporate Boulevard
Orlando FL 32817

SHIP TO
Cross Creek CDD
4000 Creekside Park Dr.
Parrish FL 34219

June2026 Turf

DESCRIPTION	QTY	RATE	AMOUNT
2.0 Foundations Liberty (Installation Included) Installation of selected product to manufacturer specifications on selected or existing sub base. Includes 2 lbs/sq ft of infill. Perimeter fastened according to manufacturer guidelines. QTY 2,357 sq ft			
2" Safety Surface (includes installation) QTY 2,357 sq ft	1.00	39,076.95	39,076.95
Nailer Board QTY 481 ft			
2.0 Base Prep Lime Rock QTY 2,357 sq ft 3-4: 57 Lime rick, 1' Clean Washed 89			

TOTAL **39,076.95**

CROSS CREEK
COMMUNITY DEVELOPMENT DISTRICT

Consideration of Paver Repair Quote
Around the Pool

STINGRAY SEALING SERVICES
BRICK PAVER CLEANING AND SEALING

(941) 444-0573
troy@stingraysealing.com
www.stingraysealing.com

Customer Information

Date: 8/6/26

Address: 4000 Creekside Park Dr, Parrish

Customer Name: Cross Creek CDD

ESTIMATE

	Driveway & Walkway	Pool Deck / Lanai	Other Area
	Premium Package (Clean/ Seal with 2 Additional Cleanings) $	Premium Package (Clean/ Seal with 2 Additional Cleanings) $17,000	Premium Package (Clean/ Seal with 2 Additional Cleanings) $
	Basic Package Clean/Seal $	Basic Package Clean/Seal $ 13,000	Basic Package Clean/Seal $
	Condition	Condition	Condition
Efflorescence	Yes ☐ No ☐	Yes ☑ No ☐	Yes ☐ No ☐
Previously Sealed	Yes ☐ No ☐ ? ☐	Yes ☑ No ☐ ? ☐	Yes ☐ No ☐ ? ☐
Whiting	Yes ☐ No ☐	Yes ☐ No ☑	Yes ☐ No ☐
Surface	Pavers ☐ Other ☐	Pavers ☐ Other ☑	Pavers ☐ Other ☐
	Optional Services	Optional Services	Optional Services
Cleaning	$	$ 4,000	$
Re-Sanding	$	$ 4,500	$
Strip/Clean/Seal	$	$	$

Any work scheduled will be required to pay a $100 deposit NON-REFUNDABLE.

If rescheduled within 48 hrs of the appointment a $50 re-scheduling fee will be required.

Notes:
-Re sanding is NOT recommended.
-Paver re leving around pool coping: $3,700
-Paver re leveling around splash pad: $2,450
-Paver re leveling and re concrete border of splash pad: $1,300

Warranty

Stingray Sealing Services warrants this sealer application against defects in workmanship or material failure. This warranty guarantees our sealers will protect the brick and NOT turn white (trapped moisture), turn yellow, flake, crack or peel. Stingray Sealing Services cannot warrant against insect intrusion, weeds and mold for any amount of time on any application. Although we take many steps to retard the growth of mold and weeds, there is no way to warrant the surface from these things returning. This warranty is for a period of 2 years from the date of the sealers application.
WARRANTY IS VOID IF PREVIOUSLY SEALED AS STATED ON ESTIMATE


NO DIVING





CROSS CREEK
COMMUNITY DEVELOPMENT DISTRICT

Discussion of Golf Course Road Entrance Monuments

CROSS CREEK
COMMUNITY DEVELOPMENT DISTRICT

Discussion of Old Street Light Removal Proposal

Proposal

Sheet1 | Sheet2 | Sheet3

Laframboise Lighting Design LLC
7254 Cherry Laurel Dr.
Orlando, FL 32835
(407)692.3376

Invoice # 1966

ELECTRICAL PROPOSAL

TO: Cross Creek

DATE: August 14, 2026

4000 Creekside Park Drive

	ITEM	PRICE
1	Remove 40 -15 foot light poles	
2	Dumsters wii be used for removal of poles from property.	
3	A lull machine wil be used to pull light poles out of the ground.	
4	Cost of dumster rental and lull machine with labor comes to $250,00 per pole	
		TOTAL: $10,000.00

For any questions, please don't hesitate to call Mark Laframboise at 407-692-3376.

CROSS CREEK
COMMUNITY DEVELOPMENT DISTRICT

Consideration of the Fiscal Year 2026 Auditor Engagement Letter with Grau & Associates

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road ▪ Suite 301
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August 21, 2026

To Board of Supervisors
Cross Creek Community Development District
3501 Quadrangle Blvd., Ste. 270
Orlando, FL 32817

We are pleased to confirm our understanding of the services we are to provide Cross Creek Community Development District, Manatee County, Florida ("the District") for the fiscal year ended September 30, 2026, with the option of two (2) additional one-year renewals. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Cross Creek Community Development District as of and for the fiscal year ended September 30, 2026, with the option of two (2) additional one-year renewals. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1) Management's Discussion and Analysis

2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. The District will provide a statement describing corrective actions to be taken in response to each of our recommendations included in the audit report, if any, and relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also

responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards.*

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance, and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

The auditor agrees and understands that Chapter 119, *Florida Statutes*, may be applicable to documents prepared in connection with the services provided hereunder and agrees to cooperate with public record requests made thereunder. In connection with this Agreement, the auditor agrees to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, *Florida Statutes*, the terms of which are incorporated herein. Among other requirements, the auditor must:

a. Keep and maintain public records required by the District to perform the service.
b. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes* or as otherwise provided by law.
c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the auditor does not transfer the records to the District.
d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of the auditor or keep and maintain public records required by the District to perform the service. If the auditor transfers all public records to the District upon completion of this Agreement, the auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the auditor keeps and maintains public records upon completion of the Agreement, the auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT PFM GROUP CONSULTING LLC, 3501 QUADRANGLE BLVD., STE 270, ORLANDO, FL 32817, 407-723-5900, RECORDREQUEST@PFM.COM.

This agreement provides for a contract period of one (1) year with the option of two (2) additional one-year renewals upon the written consent of both parties. Our fee for these services will not exceed $3,800 for the September 30, 2026 audit, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued. The fees for the fiscal years, 2027 and 2028 will not exceed $4,000 and $4,200 respectively, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis. We acknowledge that the District must submit its annual Audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year. Accordingly, for fiscal year ended September 30, 2026, we will deliver a draft audit to the District no later than May 15, 2027 and a final audit report no later than June 1, 2027. All accounting records (including, but not limited to, trial balances, general ledger detail, vendor files, bank and trust statements, minutes, and confirmations) for the fiscal year ended September 30, 2026 must be provided to us no later than February 1, 2027, in order for us to deliver a draft audit to the District no later than May 15, 2027 and a final audit report no later than June 1, 2027.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Cross Creek Community Development District and believe this letter accurately summarizes the terms of our engagement. This letter with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Cross Creek Community Development District.

By: _____

Title: _____

Date: _____

Florida Institute of Certified Public Accountants

AICPA Peer Review Program

Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114 Review Number: 616829

CROSS CREEK
COMMUNITY DEVELOPMENT DISTRICT

Consideration of Resolution 2027-02,
Records Retention Policy

RESOLUTION 2027-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CROSSCREEK COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE APPOINTMENT OF A RECORDS MANAGEMENT LIAISON OFFICER; PROVIDING THE DUTIES OF THE RECORDS MANAGEMENT LIAISON OFFICER; ADOPTING A RECORDS RETENTION POLICY; DETERMINING THE ELECTRONIC RECORD TO BE THE OFFICIAL RECORD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the CrossCreek Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, Section 257.36(5), *Florida Statutes*, requires the District to establish and maintain an active and continuing program for the economical and efficient management of records and to provide for the appointment of a records management liaison officer ("Records Management Liaison Officer"); and

WHEREAS, the District desires for the Records Management Liaison Officer to be an employee of the District or an employee of the District Manager; and

WHEREAS, the District desires to authorize the District's records custodian to appoint a Records Management Liaison Officer, which may or may not be the District's records custodian; and

WHEREAS, the District desires to prescribe duties of the Records Management Liaison Officer and provide for the assignment of additional duties; and

WHEREAS, the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution a Records Retention Policy (the "Policy") for immediate use and application; and

WHEREAS, the District desires to provide for future amendment of the Records Retention Policy.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CROSSCREEK COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The District hereby authorizes the District's records custodian to appoint a Records Management Liaison Officer and report such appointment to the appropriate State of Florida agencies. A Records Management Liaison Officer shall be an employee of the District or the District Manager. The Board, and the District's records custodian, shall each have the

individual power to remove the Records Management Liaison Officer at any time for any reason. Immediately following the removal or resignation of a Records Management Liaison Officer, the District's records custodian shall appoint a replacement Records Management Liaison Officer.

SECTION 2. The duties of the Records Management Liaison Officer shall include the following:

A. Serve as the District's contact with the Florida Department of State, State Library and Archives of Florida;

B. Coordinate the District's records inventory;

C. Maintain records retention and disposition forms;

D. Coordinate District records management training;

E. Develop records management procedures consistent with the attached Records Retention Policy, as amended;

F. Participate in the development of the District's development of electronic record keeping systems;

G. Submit annual compliance statements;

H. Work with the Florida Department of State, State Library and Archives of Florida to establish individual retention schedules for the District, from time to time and as may be necessary; and

I. Such other duties as may be assigned by the Board or the District's records custodian in the future.

SECTION 3. The District hereby adopts as its Records Retention Policy the applicable provisions of Section 257.36, *Florida Statutes*, the rules adopted by the Division of Library and Information Services of the Department of State ("Division") pursuant to Section 257.36, *Florida Statutes*, and the General Records Schedules established by the Division. However, the District will retain certain records longer than required by the General Records Schedules established by the Division as set forth in **Exhibit A**. To the extent the above statute, rules or schedules are amended or supplemented in the future, the District's Records Retention Policy shall automatically incorporate such amendment or supplement provided that such automatic amendment shall not reduce the retention times set forth in **Exhibit A**. The Records Retention Policy shall remain in full force and effect until such time as the Board amends the Policy.

SECTION 4. In accordance with section 668.50, Florida Statutes, and section 119.01, Florida Statutes, the Board finds that the electronic record shall be considered the official record and any paper originals are hereby duplicates which may be disposed of unless required to be preserved by any appliable statute, rule, or ordinance.

SECTION 5. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. This resolution shall become effective upon its passage; shall replace, supplant, and supersede any prior policy or resolution of the District regarding records retention; and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this ___ day of _____, 2026.

ATTEST:	**CROSSCREEK COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary / Assistant Secretary	Chairperson, Board of Supervisors

Exhibit A: District Amendments to General Records Schedules Established by the Division

Exhibit A

District Amendments to General Records Schedules established by the Division

ADVERTISEMENTS: LEGAL (Item #25)
The District shall retain mailed and published legal advertisements, and corresponding affidavits, relating to proceedings under uniform method of collection of debt assessments permanently. The District shall retain mailed and published legal advertisements, and corresponding affidavits, relating to the levy of assessments securing bonds for five (5) fiscal years provided applicable audits have been released, or until three (3) calendar years after related bonds are redeemed, whichever is later.

AUDITS: INDEPENDENT (Item #56)
The District shall retain the record copy of independent audits for ten (10) fiscal years or until three (3) calendar years after all related bonds are redeemed, whichever is later.

DISBURSEMENT RECORDS: DETAIL (Item #340)
The District shall retain the record copy of disbursement records relating to the use of bonds for five (5) fiscal years provided applicable audits have been released or until three (3) calendar years after related bonds are redeemed, whichever is later.

DISBURSEMENT RECORDS: SUMMARY (Item #341)
The District shall retain the record copy of disbursement records relating to the use of bonds for ten (10) fiscal years provided applicable audits have been released or until three (3) calendar years after related bonds are redeemed, whichever is later.

FINANCIAL REPORTS: LOCAL GOVERNMENT ANNUAL REPORTS (Item #107)
The District shall retain the record copy of disbursement records relating to the use of bonds for ten (10) fiscal years provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later.

INCIDENT REPORT FILES (Item #241)
The District shall retain incident reports for five (5) anniversary years from the date of the incident.

MINUTES: OFFICIAL MEETINGS (PRELIMINARY/AUDIO RECORDINGS/VIDEO RECORDINGS (Item #4)
The District shall retain audio recordings of board of supervisor meetings for five (5) calendar years after adoption of the official minutes.

PROJECT FILES: CAPITAL IMPROVEMENT (Item #136)
The District shall retain the record copy of project files for projects funded with bonds for ten (10) fiscal years after completion of the project provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later.

REAL PROPERTY RECORDS: CONDEMNATION/DEMOLITION (Item #364)
The District shall retain the record copy of project files for condemnation/demolition projects funded with bonds for five (5) anniversary years after final action or until three (3) calendar years after all related bonds are redeemed, whichever is later. The record copy of deeds and easements shall be kept permanently.

REAL PROPERTY RECORDS: PROPERTY ACQUIRED (Item #172)
The District shall retain the record copy of documents related to property acquisitions funded with bonds for three (3) fiscal years after final disposition of the property provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later. The record copy of deeds and easements shall be kept permanently.

CROSS CREEK
COMMUNITY DEVELOPMENT DISTRICT

Ratification of Electric Stike Repair Proposal
with Envera

Service Team Quotation

Quote #: Q-20600-1
Date: 10/2/2026
Expires On: 11/1/2026

Envera Systems

Next Generation Security
1659 Achieva Way
Dunedin, FL 33648
Phone: (877) 936-8372 | Email: info@enverasystems.com

Prepared for

Cross Creek CDD - Parrish FL
Clubhouse: Creekside Park Dr
Parrish, Florida 34219

SERVICE TEAM MEMBER	PHONE	EMAIL
Envera Service Admin Team	941-556-0734	serviceadmin@enverasystems.com

Pool- Take-over Strike replacement for the men's restroom.

Pool

QTY	PRODUCT	UNIT PRICE	TOTAL
1	Electric Strike Combo	$448.00	$448.00
1.00	Service Labor	$185.00	$185.00
1	TRIP CHARGE	$60.00	$60.00
		Pool TOTAL:	$693.00

TOTAL: $693.00

0.00% Sales Tax: $0.00

TOTAL WITH SALES TAX: $693.00

Upon completion of the necessary part replacements by our technician, please be advised that additional labor or parts may be required. Any such costs will be communicated and require your approval before proceeding with further work.

Client authorizes Envera to proceed with the work as described for the agreed upon Total listed above.

CLIENT:

Signature: Lianna Litwin
Name: Lianna Litwin
Title: Chair
Date: 10/6/26

HIDDEN EYES, LLC d/b/a ENVERA SYSTEMS:

Signature: _____
Name: _____
Title: _____
Date: _____

CROSS CREEK
COMMUNITY DEVELOPMENT DISTRICT

Ratification of Payment Authorization
Nos. 352 – 363

CROSS CREEK
C O M M U N I T Y D E V E L O P M E N T D I S T R I C T

Payment Authorization No. 352
7/10/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
10564512	Advanced Aquatic Services Inc. (CROSS)	07/01/2026	Cross Creek CDD	1,622.00
85736	Alliant Engineering Inc (CROSS)	06/22/2026	Cross Creek CDD	4,163.10
INV0936	Bandu LLC. (CROSS)	06/27/2026	Cross Creek CDD	3,000.00
770967	Envera (CROSS)	07/01/2026	Cross Creek CDD	716.43
1745	Fonroche Lighting America (CROSS)	02/02/2026	Cross Creek CDD	12,177.96
319101	Grant's Gardens (CROSS)	07/01/2026	Cross Creek CDD	14,000.00
2052	Jan-Pro of Manasota (CROSS)	07/08/2026	Cross Creek CDD	520.69
92474	Jan-Pro of Manasota (CROSS)	06/30/2026	Cross Creek CDD	619.64
92475	Jan-Pro of Manasota (CROSS)	07/02/2026	Cross Creek CDD	1,150.00
46281-062626	Manatee County Utilities Department (CROSS)	06/26/2026	Cross Creek CDD	6.55
46357-062626	Manatee County Utilities Department (CROSS)	06/26/2026	Cross Creek CDD	1.93
129230	McClatchy Company LLC (CROSS)	07/01/2026	Cross Creek CDD	148.45
31004-063026	Peace River Electric Coop Inc. (CROSS)	06/30/2026	Cross Creek CDD	941.87
31006-063026	Peace River Electric Coop Inc. (CROSS)	06/30/2026	Cross Creek CDD	1,068.25
7127	Persson, Cohen & Mooney, P. A. (CROSS)	07/01/2026	Cross Creek CDD	77.50
622396080	Turner Pest Control LLC (CROSS)	06/23/2026	Cross Creek CDD	92.14
622524209	Turner Pest Control LLC (CROSS)	07/07/2026	Cross Creek CDD	161.23
			Total:	**40,467.74**

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Secretary / Assistant Secretary

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Chairman / Vice Chairman

CROSS CREEK
C O M M U N I T Y D E V E L O P M E N T D I S T R I C T

Payment Authorization No. 353
7/17/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
85981	Alliant Engineering Inc (CROSS)	07/15/2026	Cross Creek CDD	161.25
DM-07-2026-18	PFM Management Services LLC (CROSS)	07/06/2026	Cross Creek CDD	3,025.00
			Total:	**3,186.25**

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Secretary / Assistant Secretary

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Chairman / Vice Chairman

CROSS CREEK
C O M M U N I T Y D E V E L O P M E N T D I S T R I C T

Payment Authorization No. 354
7/24/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
10564900	Advanced Aquatic Services Inc. (CROSS)	08/01/2026	Cross Creek CDD	1,622.00
319622	Grant's Gardens (CROSS)	08/01/2026	Cross Creek CDD	14,000.00
8737	VGlobalTech (CROSS)	07/02/2026	Cross Creek CDD	185.00
			Total:	**15,807.00**

Vanessa Ripoll
Secretary / Assistant Secretary

Chairman / Vice Chairman

CROSS CREEK
C O M M U N I T Y D E V E L O P M E N T D I S T R I C T

Payment Authorization No. 355
7/31/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
INV0977	Bandu LLC. (CROSS)	07/28/2026	Cross Creek CDD	3,000.00
REIMB-072626	Bruce Stolarz (CROSS)	07/26/2026	Cross Creek CDD	605.84
AD-46281-072926	Manatee County Utilities Department (CROSS)	07/29/2026	Cross Creek CDD	627.05
AD-46357-072926	Manatee County Utilities Department (CROSS)	07/29/2026	Cross Creek CDD	43.83
AD-31004-073026	Peace River Electric Coop Inc. (CROSS)	07/30/2026	Cross Creek CDD	1,169.89
AD-31006-073026	Peace River Electric Coop Inc. (CROSS)	07/30/2026	Cross Creek CDD	1,309.16
8672	VGlobalTech (CROSS)	06/30/2026	Cross Creek CDD	300.00
			Total:	**7,055.77**

Venessa Ripoll
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Secretary / Assistant Secretary

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Chairman / Vice Chairman

CROSS CREEK
C O M M U N I T Y D E V E L O P M E N T D I S T R I C T

Payment Authorization No. 356
8/7/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
772103	Envera (CROSS)	08/03/2026	Cross Creek CDD	716.43
7227	Persson, Cohen & Mooney, P. A. (CROSS)	08/04/2026	Cross Creek CDD	465.00
1009	Suncoast Vice Property Repairs (CROSS)	08/04/2026	Cross Creek CDD	618.00
848844	Vermana (CROSS)	08/07/2026	Cross Creek CDD	8,775.00
8821	VGlobalTech (CROSS)	08/02/2026	Cross Creek CDD	185.00
			Total:	**10,759.43**

Vanessa Ripoll
Secretary / Assistant Secretary

Chairman / Vice Chairman

CROSS CREEK
C O M M U N I T Y D E V E L O P M E N T D I S T R I C T

Payment Authorization No. 357
8/14/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
92511	Jan-Pro of Manasota (CROSS)	08/01/2026	Cross Creek CDD	1,150.00
622658380	Turner Pest Control LLC (CROSS)	08/11/2026	Cross Creek CDD	92.14
			Total:	**1,242.14**

Vanessa Ripoll
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Secretary / Assistant Secretary

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Chairman / Vice Chairman

CROSS CREEK
C O M M U N I T Y D E V E L O P M E N T D I S T R I C T

Payment Authorization No. 358
8/21/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
320118	Grant's Gardens (CROSS)	09/01/2026	Cross Creek CDD	14,000.00
DM-08-2026-17	PFM Management Services LLC (CROSS)	08/06/2026	Cross Creek CDD	3,025.00
OE-EXP-08-2026-12	PFM Management Services LLC (CROSS)	08/07/2026	Cross Creek CDD	9.73
			Total:	**17,034.73**

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Secretary / Assistant Secretary

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Chairman / Vice Chairman

CROSS CREEK
C O M M U N I T Y D E V E L O P M E N T D I S T R I C T

Payment Authorization No. 359
8/26/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
INV1013	Bandu LLC. (CROSS)	08/23/2026	Cross Creek CDD	3,000.00
1012	Suncoast Vice Property Repairs (CROSS)	08/21/2026	Cross Creek CDD	1,980.00
			Total:	**4,980.00**

Secretary / Assistant Secretary

Chairman / Vice Chairman

CROSS CREEK
C O M M U N I T Y D E V E L O P M E N T D I S T R I C T

Payment Authorization No. 360
9/2/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
773184	Envera (CROSS)	09/01/2026	Cross Creek CDD	737.91
198618	Hoover Pumping Systems (CROSS)	09/01/2026	Cross Creek CDD	2,290.00
92930	Jan-Pro of Manasota (CROSS)	09/01/2026	Cross Creek CDD	1,150.00
AD-46281-082726	Manatee County Utilities Department (CROSS)	08/27/2026	Cross Creek CDD	483.05
AD-46357-082726	Manatee County Utilities Department (CROSS)	08/27/2026	Cross Creek CDD	43.83
IN175632	McClatchy Company LLC (CROSS)	08/31/2026	Cross Creek CDD	363.37
AD-31004-082726	Peace River Electric Coop Inc. (CROSS)	08/27/2026	Cross Creek CDD	966.48
AD-31006-082726	Peace River Electric Coop Inc. (CROSS)	08/27/2026	Cross Creek CDD	1,697.80
7286	Persson, Cohen & Mooney, P. A. (CROSS)	09/01/2026	Cross Creek CDD	2,335.98
1011	Suncoast Vice Property Repairs (CROSS)	08/19/2026	Cross Creek CDD	200.00
			Total:	**10,268.42**

Secretary / Assistant Secretary

Chairman / Vice Chairman

CROSS CREEK
C O M M U N I T Y D E V E L O P M E N T D I S T R I C T

Payment Authorization No. 361
9/16/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
16052	Blanton Plumbing Inc. (CROSS)	09/15/2026	Cross Creek CDD	1,100.00
1013	Suncoast Vice Property Repairs (CROSS)	09/06/2026	Cross Creek CDD	400.00
			Total:	**1,500.00**

Secretary / Assistant Secretary

Chairman / Vice Chairman

CROSS CREEK
C O M M U N I T Y D E V E L O P M E N T D I S T R I C T

Payment Authorization No. 362
9/24/2026

Invoice No	Supplier	Invoice Date	Fiscal Year	Invoice Amount
86878	Alliant Engineering Inc (CROSS)	09/21/2026	FY 2026	903.75
INV1058	Bandu LLC. (CROSS)	09/24/2026	FY 2026	3,000.00
34390	Egis Insurance Advisors (CROSS)	09/22/2026	FY 2027	21,790.00
34391	Egis Insurance Advisors (CROSS)	09/22/2026	FY 2027	850.00
320623	Grant's Gardens (CROSS)	10/01/2026	FY 2027	14,000.00
197925	Hoover Pumping Systems (CROSS)	09/23/2026	FY 2026	2,073.76
OE-EXP-09-2026-12	PFM Management Services LLC (CROSS)	09/17/2026	FY 2026	21.80
1014	Suncoast Vice Property Repairs (CROSS)	09/16/2026	FY 2026	440.00
1015	Suncoast Vice Property Repairs (CROSS)	09/23/2026	FY 2026	800.00
			Total:	**43,879.31**

Secretary / Assistant Secretary

Chairman / Vice Chairman

CROSS CREEK
C O M M U N I T Y D E V E L O P M E N T D I S T R I C T

Payment Authorization No. 363
9/30/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
AD-46281-092826	Manatee County Utilities Department (CROSS)	09/28/2026	Cross Creek CDD	386.05
AD-46357-092826	Manatee County Utilities Department (CROSS)	09/28/2026	Cross Creek CDD	43.83
AD-31004-092926	Peace River Electric Coop Inc. (CROSS)	09/29/2026	Cross Creek CDD	1,065.10
AD-31006-092926	Peace River Electric Coop Inc. (CROSS)	09/29/2026	Cross Creek CDD	1,643.57
DM-09-2026-17	PFM Management Services LLC (CROSS)	09/01/2026	Cross Creek CDD	3,025.00
1016	Suncoast Vice Property Repairs (CROSS)	09/29/2026	Cross Creek CDD	400.00
8904	VGlobalTech (CROSS)	09/02/2026	Cross Creek CDD	185.00
			Total:	**6,748.55**

Secretary / Assistant Secretary

Chairman / Vice Chairman

CROSS CREEK
COMMUNITY DEVELOPMENT DISTRICT

Review of District Financial Statements

Cross Creek CDD

August 2026 Financial Package

August 31, 2026

PFM Management Services LLC
3501 Quadrangle Blvd Suite 270
Orlando, FL 32817
407-723-5900

Cross Creek CDD
Statement of Financial Position
As of 8/31/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt	Total
Assets					
Current Assets					
General Checking Account	$134,665.52				$134,665.52
Prepaid Expenses	1,346.87				1,346.87
Due From Other Funds		$11.60			11.60
Debt Service Reserve 2007A Bond		16,714.69			16,714.69
Debt Service Reserve 2007B Bond		9,526.39			9,526.39
Debt Service Reserve 2016AB Bond		248,916.31			248,916.31
Revenue 2007AB Bond		13,735.72			13,735.72
Revenue 2016AB Bond		16,346.58			16,346.58
Interest 2016AB Bond		12.06			12.06
Prepayment 2016A Bond		1,000.18			1,000.18
Sinking Fund 2016A Bond		28.58			28.58
Total Current Assets	$136,012.39	$306,292.11	$0.00	$0.00	$442,304.50
Investments					
Amount Available in Debt Service Funds				$306,280.51	$306,280.51
Amount To Be Provided				53,719.49	53,719.49
Total Investments	$0.00	$0.00	$0.00	$360,000.00	$360,000.00
Total Assets	$136,012.39	$306,292.11	$0.00	$360,000.00	$802,304.50
Liabilities and Net Assets					
Current Liabilities					
Accounts Payable	$3,716.43				$3,716.43
Due To Other Funds	11.60				11.60
Total Current Liabilities	$3,728.03	$0.00	$0.00	$0.00	$3,728.03
Long Term Liabilities					
Revenue Bonds Payable - Long-Term				$360,000.00	$360,000.00
Total Long Term Liabilities	$0.00	$0.00	$0.00	$360,000.00	$360,000.00
Total Liabilities	$3,728.03	$0.00	$0.00	$360,000.00	$363,728.03
Net Assets					
Net Assets, Unrestricted	($7,306.40)				($7,306.40)
Net Assets - General Government	85,092.12				85,092.12
Current Year Net Assets - General Government	54,498.64				54,498.64
Fund Balance - Unreserved		($1,185,850.00)			(1,185,850.00)
Net Assets, Unrestricted		4,803,099.72			4,803,099.72
Current Year Net Assets, Unrestricted		6,450.39			6,450.39
Net Assets - General Government		(3,317,408.00)			(3,317,408.00)
Net Assets, Unrestricted			($1,905,948.00)		(1,905,948.00)
Net Assets - General Government			1,905,948.00		1,905,948.00
Total Net Assets	$132,284.36	$306,292.11	$0.00	$0.00	$438,576.47
Total Liabilities and Net Assets	$136,012.39	$306,292.11	$0.00	$360,000.00	$802,304.50

Cross Creek CDD
Statement of Activities
As of 8/31/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt	Total
Revenues					
On-Roll Assessments	$535,894.01				$535,894.01
On-Roll Assessments		$44,161.43			44,161.43
Total Revenues	$535,894.01	$44,161.43	$0.00	$0.00	$580,055.44
Expenses					
Public Officials' Insurance	$4,245.00				$4,245.00
Trustee Services	5,387.50				5,387.50
District Management	33,275.00				33,275.00
Engineering	4,200.17				4,200.17
Annual Disclosure	1,000.00				1,000.00
District Counsel	15,161.00				15,161.00
Assessment Administration	5,000.00				5,000.00
Audit	4,085.00				4,085.00
Arbitrage Calculation	7,500.00				7,500.00
Tax Document Preparation Fee	39.12				39.12
Postage & Shipping	143.52				143.52
Legal Advertising	1,103.90				1,103.90
Major Repairs & Replacements	200.00				200.00
Office Supplies	19.26				19.26
Web Site Maintenance	2,935.00				2,935.00
Dues, Licenses, and Fees	175.00				175.00
Electric	25,271.79				25,271.79
Solar Power	29,695.26				29,695.26
Water	5,114.57				5,114.57
Pool Maintenance	37,451.32				37,451.32
Amenity - Camera/Monitoring (Envera)	8,576.28				8,576.28
Amenity - Janitorial	8,240.33				8,240.33
General Liability Insurance	4,491.00				4,491.00
Property & Casualty	16,049.00				16,049.00
Crime Insurance	500.00				500.00
General Repair & Maintenance	3,841.54				3,841.54
Lake Maintenance	19,042.00				19,042.00
Landscaping Maintenance & Material	168,310.18				168,310.18
Landscape Improvements	8,775.00				8,775.00
Major Repair & Replacements	66,195.43				66,195.43
Pest Control	3,483.28				3,483.28
Principal Payment		$25,000.00			25,000.00
Interest Payments		21,560.00			21,560.00
Total Expenses	$489,506.45	$46,560.00	$0.00	$0.00	$536,066.45
Other Revenues (Expenses) & Gains (Losses)					
Interest Income	$8,111.08				$8,111.08
Interest Income		$8,869.69			8,869.69
Net Increase (Decrease) in FV of Inv		(20.73)			(20.73)
Total Other Revenues (Expenses) & Gains (Losses)	$8,111.08	$8,848.96	$0.00	$0.00	$16,960.04
Change In Net Assets	$54,498.64	$6,450.39	$0.00	$0.00	$60,949.03
Net Assets At Beginning Of Year	$77,785.72	$299,841.72	$0.00	$0.00	$377,627.44
Net Assets At End Of Year	$132,284.36	$306,292.11	$0.00	$0.00	$438,576.47

Cross Creek CDD
Budget to Actual
For the Month Ending 8/31/2026

Year To Date

	Actual	Budget	Variance	FY 2026 Adopted Budget	Percentage Spent
Revenues					
On-Roll Assessments	$ 535,894.01	$ 489,724.58	$ 46,169.43	$ 534,245.00	100.31%
Carry Forward	$ -	$ 18,630.33	$ (18,630.33)	$ 20,324.00	0.00%
Net Revenues	**$ 535,894.01**	**$ 508,354.92**	**$ 27,539.09**	**$ 554,569.00**	**96.63%**
General & Administrative Expenses					
Public Officials' Insurance	$ 4,245.00	$ 3,302.75	$ 942.25	$ 3,603.00	117.82%
Trustee Services	5,387.50	5,500.00	(112.50)	6,000.00	89.79%
District Management	33,275.00	33,275.00	-	36,300.00	91.67%
Engineering	4,200.17	6,416.67	(2,216.50)	7,000.00	60.00%
Engineering Reserve	-	2,750.00	(2,750.00)	3,000.00	0.00%
Annual Disclosure	1,000.00	916.67	83.33	1,000.00	100.00%
Property Appraiser	-	458.33	(458.33)	500.00	0.00%
District Counsel	15,161.00	14,666.67	494.33	16,000.00	94.76%
Assessment Administration	5,000.00	4,583.33	416.67	5,000.00	100.00%
Reamortization Schedule	-	458.33	(458.33)	500.00	0.00%
Audit	4,085.00	3,744.58	340.42	4,085.00	100.00%
Arbitrage Calculation	7,500.00	458.33	7,041.67	500.00	1500.00%
Tax Document Preparation Fee	39.12	36.67	2.45	40.00	97.80%
Postage & Shipping	143.52	91.67	51.85	100.00	143.52%
Legal Advertising	1,103.90	458.33	645.57	500.00	220.78%
Office Supplies	19.26	137.50	(118.24)	150.00	12.84%
Web Site Maintenance	2,935.00	4,510.00	(1,575.00)	4,920.00	59.65%
Dues, Licenses, and Fees	175.00	160.42	14.58	175.00	100.00%
Total General & Administrative Expenses	**$ 84,269.47**	**$ 81,925.25**	**$ 2,344.22**	**$ 89,373.00**	**94.29%**
Field Expenses					
Electric	$ 25,271.79	$ 22,916.67	$ 2,355.12	$ 25,000.00	101.09%
Solar Power	29,695.26	13,750.00	15,945.26	15,000.00	197.97%
Water	5,114.57	11,916.67	(6,802.10)	13,000.00	39.34%
Pool Maintenance	37,451.32	36,666.67	784.65	40,000.00	93.63%
Amenity - Camera/Monitoring (Envera)	8,576.28	11,000.00	(2,423.72)	12,000.00	71.47%
Amenity - Janitorial	8,240.33	11,000.00	(2,759.67)	12,000.00	68.67%
General Liability Insurance	4,491.00	4,369.75	121.25	4,767.00	94.21%
Property & Casualty	16,049.00	15,515.50	533.50	16,926.00	94.82%
Crime Insurance	500.00	458.33	41.67	500.00	100.00%
Lake Maintenance	19,042.00	13,750.00	5,292.00	15,000.00	126.95%
Landscaping Maintenance & Material	168,310.18	158,533.38	9,776.80	172,945.50	97.32%
Landscape Improvements	8,775.00	2,750.00	6,025.00	3,000.00	292.50%
Repair & Maintenance	3,841.54	4,583.33	(741.79)	5,000.00	76.83%
Major Repair & Replacements	66,395.43	117,789.38	(51,393.95)	128,497.50	51.67%
Pest Control	3,483.28	1,430.00	2,053.28	1,560.00	223.29%
Total Field Expenses	**$ 405,236.98**	**$ 426,429.67**	**$ (21,192.69)**	**$ 465,196.00**	**87.11%**
Total Expenses	**$ 489,506.45**	**$ 508,354.92**	**$ (18,848.47)**	**$ 554,569.00**	**88.27%**
Income (Loss) from Operations	**$ 46,387.56**	**$ -**	**$ 46,387.56**	**$ -**	
Other Income (Expense)					
Interest Income	$ 8,111.08	$ -	$ 8,111.08	$ -	
Total Other Income (Expense)	**$ 8,111.08**	**$ -**	**$ 8,111.08**	**$ -**	
Net Income (Loss)	**$ 54,498.64**	**$ -**	**$ 54,498.64**	**$ -**	

CROSS CREEK
COMMUNITY DEVELOPMENT DISTRICT

District Manager

- FY 2026 Goals and Objectives

Goals, Objectives and Annual Reporting Form

Performance Measures/Standards &
Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.
Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of three board meetings were held during the Fiscal Year.
Achieved: Yes ☒ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.
Standard: 100% of meetings were advertised with 7 days notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).
Achieved: Yes ☒ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management.
Achieved: Yes ☒ No ☐

2. Financial Transparency and Accountability

Goal 2.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.
Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.
Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.
Achieved: Yes ☒ No ☐

Goal 2.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☒ No ☐

Goal 2.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☒ No ☐

Chair/Vice Chair:_____ Date:_____

Print Name:_____

District Manager:_____ Date:_____

Print Name:_____